

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>00-117</u>	<u>PUBLIC STORAGE, INC.</u>
<u>03-244</u>	<u>ALEX BEN-WOODROW WALLEN</u>
<u>03-291</u>	<u>JOSEPH C. FILER</u>
<u>03-292</u>	<u>W. M. & PATRICIA ALDERMAN</u>
<u>03-297</u>	<u>PEDRO & GEORGELINA GONZALEZ</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 1/13/04 TO THIS DATE:

HEARING NO. 04-1-CZ12-1 (03-244)

16-55-40
Council Area 12
Comm. Dist. 8

APPLICANT: ALEX BEN-WOODROW WALLEN

- (1) Applicant is requesting to permit a two-story residence with a lot frontage of 50' (75' required).
- (2) Applicant is requesting to permit the residence with a lot area of 4,532.5 sq. ft. (7,500 sq. ft. required).
- (3) Applicant is requesting to permit the residence with a rear setback of 20.58' from the rear (north) property line. (25' required).
- (4) Applicant is requesting to permit the residence setback 7.17' from the interior side (east & west) property lines. (7.5' required).
- (5) MODIFICATION of Resolution #3170, passed and adopted by the Board of County Commissioners and only as it applies to the subject property, as follows:

FROM: ". . .; that a 50 foot frontage be required for a one family use and that the minimum cubic content on the subdivision be increased to 4,500 cubic feet with a maximum coverage of 20% of the lot area,"

TO: ". . .; that a 50 foot frontage be required for a one family use and that the minimum cubic content on the subdivision be increased to 4,500 cubic feet with a maximum coverage of 34% of the lot area,"

The purpose of request #5 is to allow the applicant to build a larger single-family residence than permitted on this site.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 - #4 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and request #5 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

Plans are on file and may be examined in the Zoning Department entitled "Proposed New Residence for Mr. Alex Wallen," as prepared by Orestes Lopez-Recio, Architect, dated 8/14/03 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 43 & 44, Block 2, ZIONA, Plat book 29, Page 75.

LOCATION: The north side of S.W. 127 Terrace and 200' west of S.W. 88 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 90'

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 1/13/04 TO THIS DATE:

HEARING NO. 04-1-CZ12-3 (03-292)

18-55-40
Council Area 12
Comm. Dist. 8

APPLICANTS: W. M. & PATRICIA ALDERMAN

Applicant is requesting to permit a garage setback 13.2' from the side street (Northeast) property line (25' required).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14)(Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Garage Addition," as prepared by Orlando M. Fortun, dated 9/18/03 and consisting of one sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 14, Block 35, PINE SHORE, SECTION SIX, Plat book 111, Page 26.

LOCATION: 12605 S.W. 114 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 130' x 125'

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

THE FOLLOWING HEARING WAS REMANDED BACK TO COMMUNITY ZONING APPEALS BOARD #12 BY THE THIRD DISTRICT COURT OF APPEALS:

HEARING NO. 00-9-CZ12-6 (00-117)

32-54-40
Council Area 12
Comm. Dist. 10

APPLICANT: PUBLIC STORAGE, INC.

- (1) MODIFICATION of Condition #2 of Resolution 4-ZAB-413-83, passed and adopted by the Zoning Appeals Board, as last modified by Resolution CZAB12-33-99, passed by Community Zoning Appeals Board #12, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Public Storage,' as prepared by George G. Gentile & Assoc., Inc., dated 3/4/99 and last revised 8/5/99."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Public Storage,' as prepared by Emmanuel Poulin, dated received 9/21/00."

The purpose of the request is to permit the applicant to submit plans showing a telecommunications tower in an existing self-service storage facility site.

- (2) UNUSUAL USE to permit a 148' high telecommunications tower and ancillary equipment.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS to permit the tower to setback 84.02' (164.4' required) from the rear (south) property line.

The aforementioned plan is on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract 13 and the west ½ of Tract 12, lying N/ly of the Snapper Creek Canal, DADE COUNTY DEVELOPMENT COMPANY SUBDIVISION of Section 32, Township 54 South, Range 40 East, Plat book 3, Page 36, less the north 50' thereof, and less that portion of the W/ly 100' of Tract 13 lying north of Snapper Creek Canal.

LOCATION: 10460 S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.3 Acres

PRESENT ZONING: BU-1A (Business – Limited)

APPLICANT: JOSEPH C. FILER

- (1) Applicant is requesting to permit an office building addition setback 17' from the front (east) property line (25' required).
- (2) Applicant is requesting to permit the aforementioned office building addition setback 11' from the interior side (north) property line (15' required).
- (3) Applicant is requesting to permit the aforementioned office building with 15 parking spaces. (16 parking spaces required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Filer Insurance Office Expansion," as prepared by JAS Group, dated 10/2/03 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, Block 1 of FIRST ADDITION TO N. B. E. PROFESSIONAL OFFICE PARK, Plat book 130, Page 1.

LOCATION: 9440 S.W. 77 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 100' x 127.7'

PRESENT ZONING: RU-5A (Semi-professional Offices)

HEARING NO. 04-2-CZ12-2 (03-297)

26-54-40
Council Area 12
Comm. Dist. 7

APPLICANTS: PEDRO & GEORGELINA GONZALEZ

Applicant is requesting to permit two lots with lot depth of 100'. (115' required).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Waiver of Plat for Georgelina Gonzalez and Pedro J. Gonzalez," as prepared by Hadonne P. E., dated 10/7/03 and consisting of one sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½ of Tract 13, less the north 300' of AMENDED PLAT OF A PORTION OF PALM-MIAMI, Plat book 31, Page 35.

LOCATION: 7055 S.W. 72 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.72 Acre

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)